



# MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518  
 (951) 656-7000 | FAX (951) 653-5558 | WEBSITE: [www.marchjpa.com](http://www.marchjpa.com) | E-MAIL: [info@marchjpa.com](mailto:info@marchjpa.com)

## NOTICE OF DETERMINATION

<b>TO:</b>	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> <b>County Clerk</b> County of: Riverside Address: 2724 Gateway Drive Riverside, CA 92507	<b>FROM:</b>	<b>Public Agency/Lead Agency:</b>  March Joint Powers Authority Address: 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: (951) 656-7000
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<b>TO:</b>	<input checked="" type="checkbox"/> <b>Office of Planning and Research</b> P. O. Box 3044 Sacramento, CA 95812-3044  <input type="checkbox"/> 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	Lead Agency (if different from above)  Address:  Contact: Phone:	
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**SUBJECT:** Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

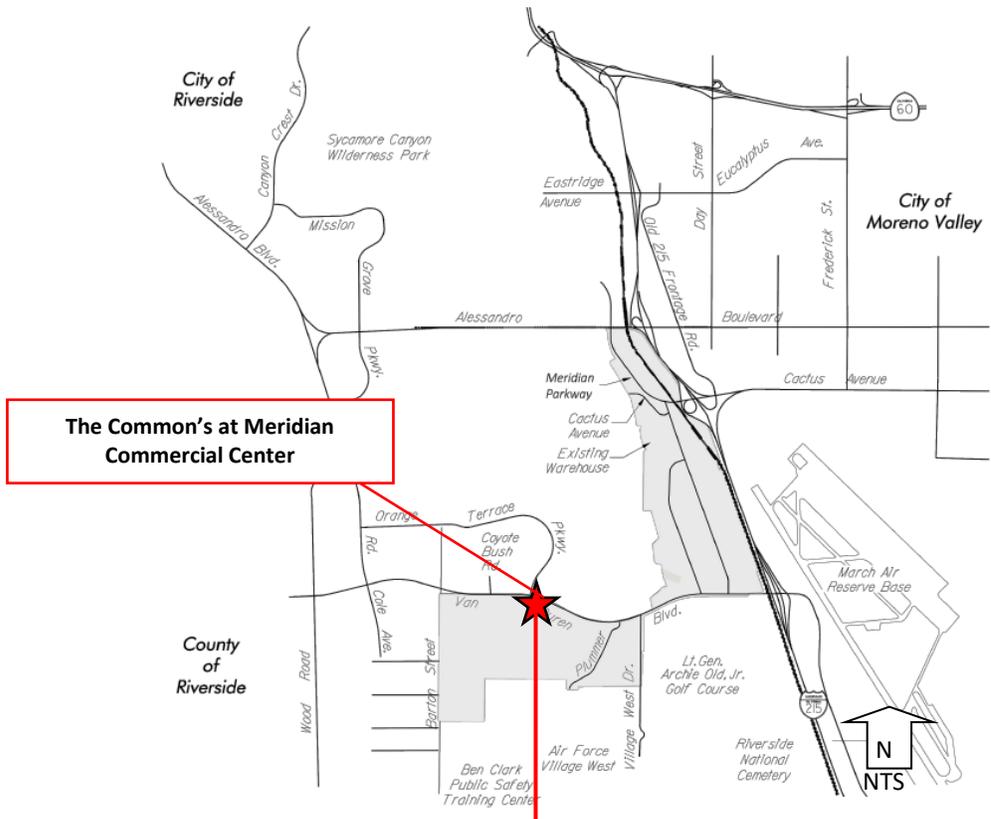
<b>State Clearinghouse Number (If submitted to SCH):</b> (SCH # 2002071089)	
<b>Project Title:</b> Conditional Use Permit 22-02 (CUP 22-02) – Allow the Sale of Alcoholic Beverages for On-Site Consumption of Beer and Wine.	
<b>Project Applicant:</b> Larry Yanez, The Pizza Factory-Fresh Up Pies, LLC.	
<b>Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name):</b>	
The project site is located at the southeast intersection of Van Buren Boulevard and Orange Terrace Drive, specifically at 20641 Van Buren Boulevard, Suite 104, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority. See attached map.	
<b>General Project Location (City and/or County):</b> County of Riverside	
<b>Project Description:</b> The proposed Project consists of the following:	
<u>Conditional Use Permit 22-02 (CUP 22-02):</u> CUP 22-02 would allow the sale of alcoholic beverages for on-site consumption of beer and wine within an existing full-service restaurant with inside dining of 24 seats. The 1,559 square foot restaurant is located at 20641 Van Buren Boulevard, Suite 104, Riverside, CA 92518. The Applicant is seeking a Type 41 Liquor License (On-Sale Beer & Wine - Eating Place) from the California Department of Alcoholic Beverage Control.	
<b>Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.</b>	
Larry Yanez, Pizza Factory – Fresh Up Pies, LLC	

This is to advise that the ( **Lead Agency** or  Responsible Agency) has approved the above, described project on **December 19, 2022**, and has made the following determinations regarding the above, described project:

1.	<input type="checkbox"/> The project will have a significant effect on the environment.		
	<input checked="" type="checkbox"/> <b>The project will NOT have a significant effect on the environment</b>		
2.	<input type="checkbox"/> An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.		
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.		
	<input type="checkbox"/> A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.		
	<input checked="" type="checkbox"/> <b>A CEQA Addendum to the Certified EIR (SCH# 2002071089) (MJPA Resolution #JPA 18-23), for Plot Plan 18-02 (PP 18-02), was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.</b>		
3.	<input type="checkbox"/> Mitigation measures from the applicable Certified EIR were made a condition of the approval of the project but were adopted when the EIR was certified.		
	<input checked="" type="checkbox"/> <b>Mitigation measures were NOT made a condition of the approval of the project.</b>		
4.	<input type="checkbox"/> A Mitigation Monitoring or Reporting Plan was adopted for this project.		
	<input checked="" type="checkbox"/> <b>A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.</b>		
5.	<input type="checkbox"/> A Statement of Overriding Considerations was adopted for this project.		
	<input checked="" type="checkbox"/> <b>A Statement of Overriding Considerations was NOT adopted for this project but were made when the EIR was certified.</b>		
6.	<input checked="" type="checkbox"/> <b>Findings were made pursuant to the provisions of CEQA.</b>		
	<input type="checkbox"/> Findings were NOT made pursuant to the provisions of CEQA.		
	<input checked="" type="checkbox"/> <b>A CEQA Addendum to the Certified EIR (SCH# 2002071089) (MJPA Resolution #JPA 18-23), for Plot Plan 18-02 (PP 18-02), with comments and responses and record of project approval is available to the general public at the following location(s)</b>		
	<table border="0"> <tr> <td><b>Custodian:</b> March Joint Powers Authority</td> <td><b>Location:</b> 14205 Meridian Parkway, Suite 140 Riverside, CA 92518</td> </tr> </table>	<b>Custodian:</b> March Joint Powers Authority	<b>Location:</b> 14205 Meridian Parkway, Suite 140 Riverside, CA 92518
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<b>Date:</b> December 19, 2022	<b>Signature:</b> 
<b>Date Received for Filing:</b> _____	<b>Title:</b> <u>Principal Planner</u>

Authority cited: Sections 21083, Public Recourse Code.  
Reference Section 21000-21174, Public Resources Code.



**The Common's at Meridian Commercial Center**



**The Pizza Factory Restaurant**  
 20641 Van Buren Boulevard, Suite 104

- CUP 22-02: Allow Sale of Alcoholic Beverages, Beer and Wine for On-Site Consumption

**CUP 22-01 Project Location:**

The project site is located at the southeast intersection of Van Buren Boulevard and Orange Terrace Drive, specifically at 20641 Van Buren Boulevard, Suite 104, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.